

Whereas Jessup Investments, LLC, a Texas limited liability company, is the sole owner of a 161,678 square foot tract of land, situated in the James McLaughlin Survey, Abstract No. 845, City of Dallas Block 4/7941, Dallas County, Texas, being that tract of land conveyed to said Jessup Investments, LLC, by Special Warranty Deed recorded in Instrument No. 201800058814, Official Public Records, Dallas County, Texas, and also being portion of Lot 3, Block 4/7941, Regal Empress, on addition to the City of Dallas, Dallas County, Texas, according to the Map hereof recorded in Volume 84124, Page 6002, Map Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner, said corner being the Northwest corner of Lot 2-A, Block 4/7941, Second Installment, Kings Row Industrial District, Volume 86102, Page 4489, Map Records, Dallas County, Texas, and being in the Southeast Right-of-Way line of Regal Row (50 foot Right-of-Way, Volume 51, Page 3, Deed Records, Dallas County, Texas);

THENCE South 07 degrees 41 minutes 11 seconds East, along the West line of said Lot 2-A, a distance of 281.97 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Lot 2-A, and being on the North line of Lot 1, Block 4/7941, Kings Row Industrial District, Second Installment, on addition to the City of Dallas, Dallas County, Texas, according to the Map hereof recorded in Volume 560, Page 2425, Map Records, Dallas County, Texas;

THENCE South 77 degrees 24 minutes 18 seconds West, along the North line of said Lot 1, a distance of 192.81 feet to a 1/2 inch iron rod set with 3 inch aluminum disk stamped "ERA" and "RPLS 5513";

THENCE South 44 degrees 49 minutes 52 seconds West, along the North line of said Lot 1, a distance of 67.50 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 1;

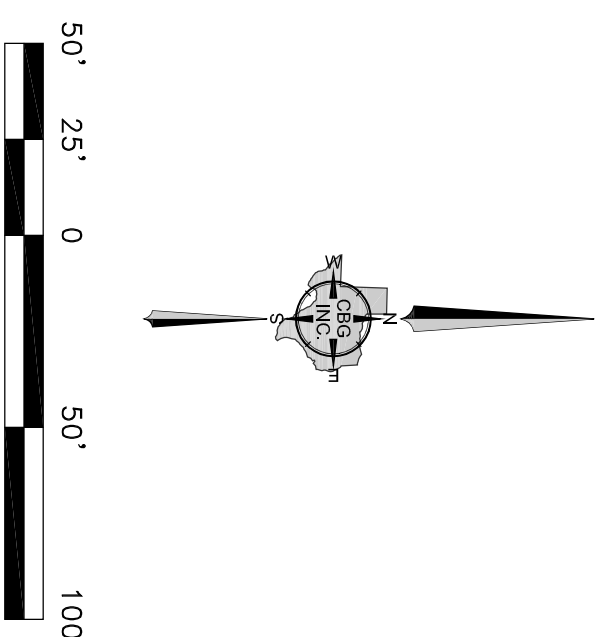
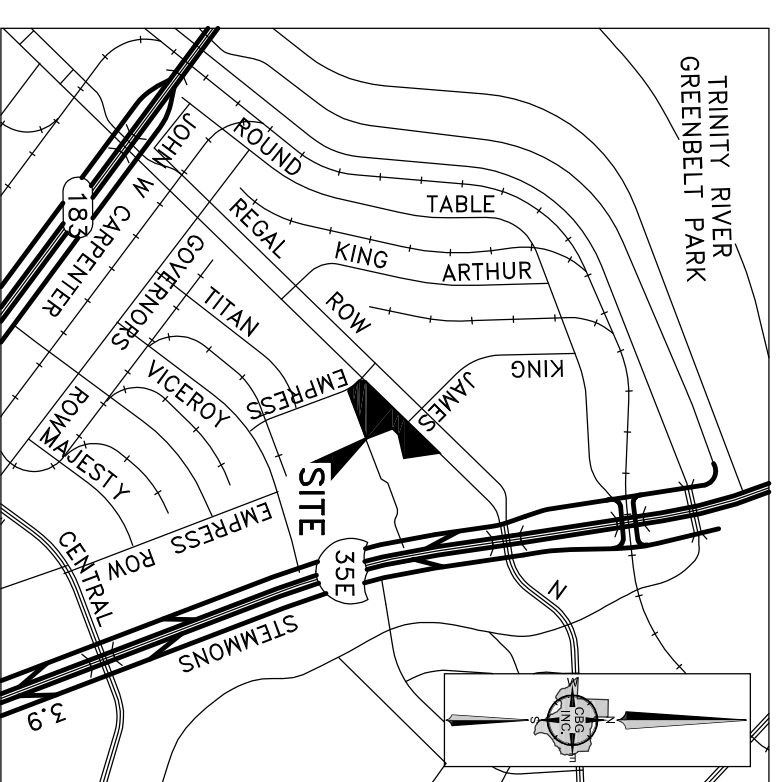
THENCE South 19 degrees 44 minutes 23 seconds East, along the West line of said Lot 1, a distance of 223.45 feet to a 1/2 inch iron rod found for corner, said corner being on inside all corner of said Lot 1;

THENCE South 70 degrees 15 minutes 37 seconds West, along the most Westerly North line of said Lot 1, a distance of 413.82 feet to a 1/2 inch iron rod found for corner, said corner being the most Westerly Northwest corner of said Lot 1, and being in the Easterly Right-of-Way line of Empress Row (60 foot Right-of-Way, Volume 560, Page 2425, Map Records, Dallas County, Texas, said corner also being in a non-tangent curve to the left, having a radius of 440.74 feet, a delta of 12 degrees 19 minutes 22 seconds, and a chord bearing and distance of North 38 degrees 58 minutes 46 seconds West, 94.61 feet;

THENCE along the Easterly Right-of-Way line of said Empress Row, and said curve to the left, on arc length of 94.79 feet to a 1/2 inch iron rod set with 3 inch aluminum disk stamped "ERA" and "RPLS 5513";

THENCE North 45 degrees 10 minutes 08 seconds West, along the Easterly Right-of-Way line of said Empress Row, a distance of 18.21 feet to a 1/2 inch iron rod set with 3 inch aluminum disk stamped "ERA" and "RPLS 5513";

THENCE North 44 degrees 49 minutes 52 seconds East, along the Southeast Right-of-Way line of said Regal Row, a distance of 822.07 feet to the POINT OF BEGINNING, and containing 161,678 square feet or 3.712 acres of land.



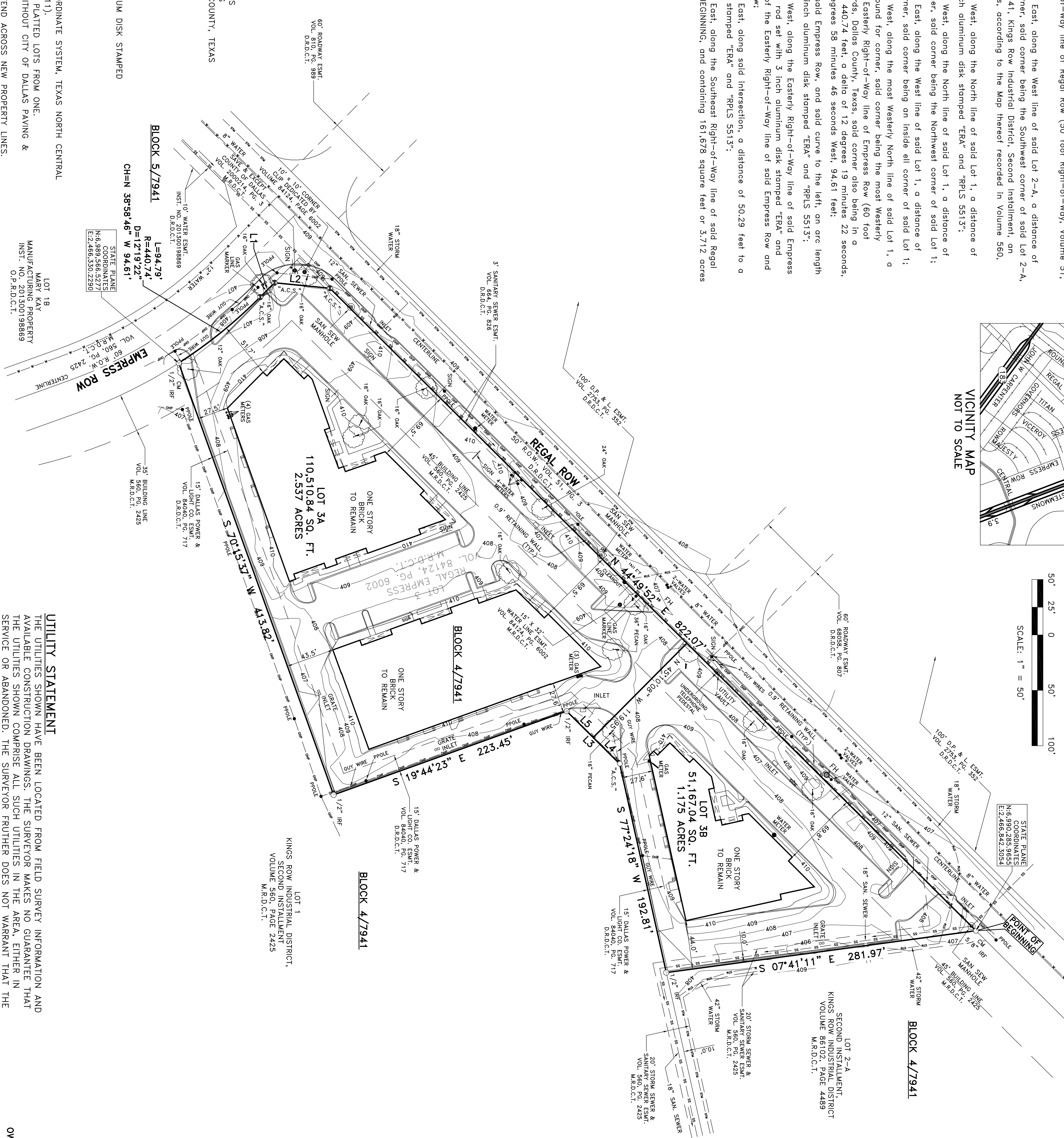
Line #	Direction	Length
L1	N45°10'08"W	18.21'
L2	N03°37'30"E	50.29'
L3	S44°49'52"W	67.50'
L4	S44°49'52"W	33.75'
L5	S44°49'52"W	33.75'

LEGEND

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DALLAS COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL., PG. = VOLUME, PAGE
C.M. = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
ESMT. = EASEMENT
P.P.O.L.E. = POWER POLE
D.P. & L. = DALLAS POWER AND LIGHT COMPANY
I.R.P. = IRON ROD FOUND
A.C.S. = 1/2 INCH IRON ROD SET WITH 3" ALUMINUM DISK STAMPED
"ERA AND RPLS 5513"

GENERAL NOTES

- 1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (2011).
- 2) THE PURPOSE OF THIS PLAN IS TO CREATE TWO PLATTED LOTS FROM ONE.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.



UTILITY STATEMENT

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND AVAILABLE CONSTRUCTION DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Jessup Investments, LLC, acting by and through its duly authorized agent, Richard Myers, does hereby adopt this plat, designating the herein described property as **EAST REGAL ADDITION**, on addition to the City of Dallas, Dallas County, Texas, and do hereby dedicate, in fee simple, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown hereon are hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public, fire and police use, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easements, and all public utilities shall at all times have the full right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity of any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility.)

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

This plat approved subject to all plating ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the ____ day of _____, 2019.

Jessup Investments, LLC
a Texas limited liability company

By: Richard Myers, Manager

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Richard Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2019.

Notary Public in and for Dallas County, Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying; the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212. I further affirm that monumentation shown hereon was either found or placed in compliance with the City of Dallas Development Code, Sec. 51A-8.617 (g)(b)(c)(d) & (e); and that the digital drawing file accompanying this plat is a precise representation of this Signed Final Plat.

Dated this the ____ day of _____, 2019,
RELEASED FOR REVIEW ON 09/20/19. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2019.

Notary Public in and for the State of Texas

**PRELIMINARY PLAT
EAST REGAL ADDITION
LOTS 3A AND 3B, BLOCK 4/7941
161,678 SQ.FT. / 3.712 ACRES
BEING A REPLAT OF
LOT 3, BLOCK 4/7941, REGAL EMPRESS
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S189-317**

OWNER: JESSUP INVESTMENTS, LLC
1555 REGAL ROW
DALLAS, TEXAS 75247



SCALE: 1"=50' / DATE: 08-21-19 / JOB NO. 1911920 / DRAWN BY: WTH